



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDCT, PSF, LAT, OLC, FFT

This hearing was convened to hear the Tenants' Application for Dispute Resolution made on November 23, 2022. The Tenants applied for the following relief, pursuant to the Residential Tenancy Act (the Act):

- an order granting compensation for monetary loss or other money owed;
- an order requiring the Landlord to provide services or facilities required by the tenancy agreement or law;
- an order permitting the Tenants to change the locks to the rental unit;
- an order that the Landlord comply with the Act, Residential Tenancy Regulation, and/or the tenancy agreement; and
- an order granting recovery of the filing fee.

MM attended the hearing and was accompanied by KT, a youth worker. KT confirmed she was present only to provide support to MM and not to provide evidence. The Landlord attended the hearing and was accompanied by PK, a witness. MM, the Landlord, and PK provided a solemn affirmation at the beginning of the hearing.

MM testified the Landlord was served with the Notice of Dispute Resolution Proceeding package, including documentary evidence, by giving a copy to the Landlord's husband. MM was unable to recall when these documents were served but estimated they were served in early December 2022.

In reply, the Landlord testified that only one page of the Notice of Dispute Resolution Proceeding document was received. The Landlord stated that the Tenant was advised of the missing pages, which MM acknowledged during the hearing. The Landlord also testified that she has received no documentary evidence from the Tenants in relation to the application.

MM also confirmed that the amendments filed on December 20, 2022 and on March 9, 2023 were not provided to the Landlord.

Considering the above, I find there is insufficient evidence to conclude the Tenants served the Notice of Dispute Resolution Proceeding, documentary evidence, and amendments in accordance with the Act and the Rules of Procedure. Therefore, I order that the Tenants' application is dismissed.

During the hearing, the parties confirmed that the Tenants vacated the rental unit on March 5, 2023. Therefore, as the tenancy has ended, the Tenants' request for compensation for monetary loss or other money owed is dismissed with leave to reapply, whereas the remainder of the relief sought by the Tenants is dismissed without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Residential Tenancy Act.

Dated: March 10, 2023

Residential Tenancy Branch